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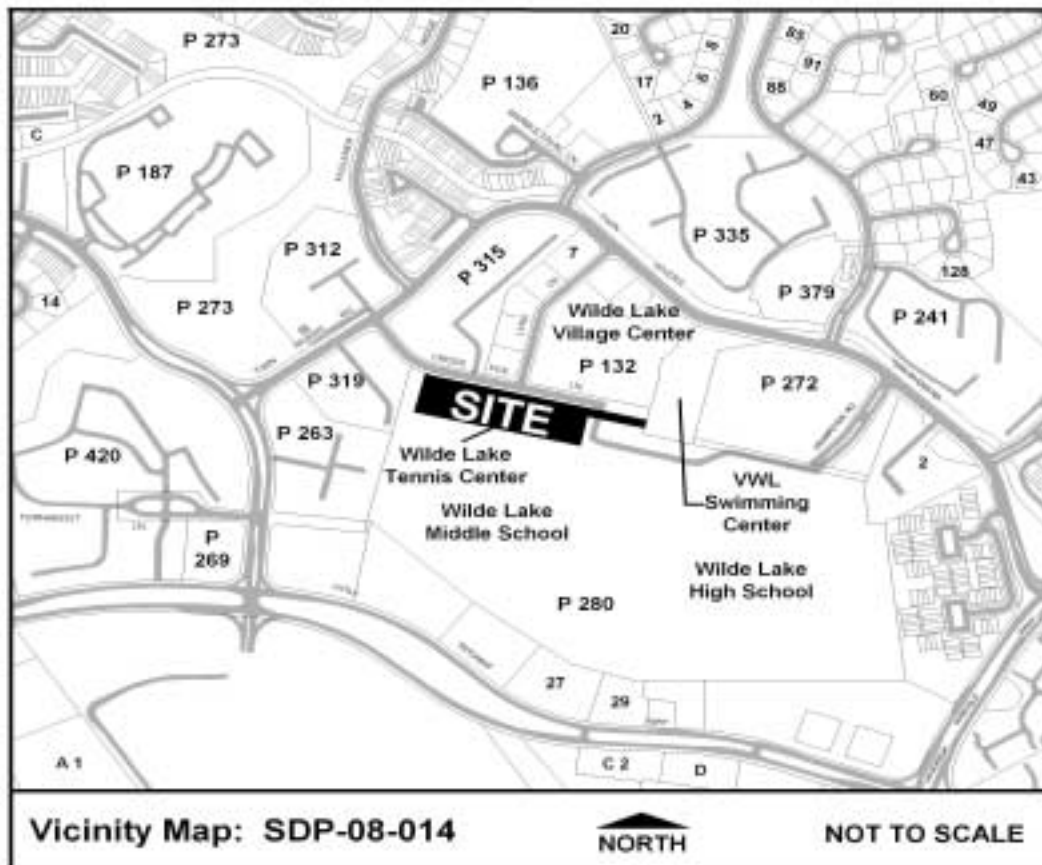
TECHNICAL STAFF REPORT
WILDE LAKE TENNIS CENTER
Planning Board Meeting of January 3, 2008

File No./Petitioner: SDP-08-14, Columbia Association

Project Name: Wilde Lake Tennis Center, Village of Wilde Lake, Section 4, Area 1, Open Space Lot 5

Request: The request is for approval of a site development plan (SDP) for the construction and replacement of the one-story Tennis Center building with a trellis roof, sidewalk replacement and other associated site improvements in accordance with Final Development Plan (FDP), Phase 2-A-VIII. The subject property contains approximately 2.845 acres of land zoned "New Town - Open Space Credited".

Location: The subject property, Open Space Lot 5 is located on the south side of Cross Fox Lane directly opposite of Lynx Lane, identified as part of Parcel No. 280 on Tax Map 29, Grid No. 24 in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

This site is located in the Village of Wilde Lake and is surrounded by the following:

North Side - To the north is Cross Fox Lane and further north is the Wilde Lake Village Center, zoned "NT-Village Center Commercial" and the Cross Fox residential condominiums, zoned "NT-Apartments".

East Side - To the east is a private drive that provides access to the Wilde Lake Middle School and an existing shared parking lot used for the Tennis Center and the Wilde Lake Swim Center, zoned "NT-Open Space Credited and Non-Credited".

South Side - To the south is the Wilde Lake Middle School, zoned "NT-Open Space Credited and Non-Credited".

West Side - To the west is the Cross Fox residential condominiums, zoned "NT-Apartments".

Site History:

- **FDP-2**, Final Development Plan and Criteria for the subject property was recorded on November 16, 1966.
- **FDP-2-A thru 2-A-VIII**, various amended FDP's were recorded over the years starting on May 8, 1967 until the last FDP amendment dated June 27, 1996.
- **F-66-45**, Final Plan to establish Open Space Lot 5 was recorded on May 16, 1967.
- **SDP-71-75**, Site Development Plan for the construction of additional tennis courts at the Tennis Center received signature approval on July 20, 1971.
- **SDP-74-87**, Site Development Plan for the construction of additional tennis courts at the Tennis Center received signature approval on June 13, 1974.

Site Analysis:

Site Improvements - The proposed site improvements include the replacement of the existing building with a new building with an overhanging 45' x 55' trellis roof. The size of the new building is approximately 25' x 32' with a gross floor area of 800 square feet. Additional site improvements include new sidewalks and some existing sidewalk replacement, and a handicap ramp located at the sidewalk along Cross Fox Lane.

Storm Water Management (SWM) - Storm water management for this site was previously provided with the Village Center improvements and by a reduction in existing impervious areas.

Environmental Considerations - There are no wetlands, streams, buffers or 100 year flood plain areas located within the subject property.

Landscaping - This project complies with the Howard County New Town Alternative Compliance provision of the Howard County Landscape Manual with the submission of an approval letter dated October 23, 2007 from the Wilde Lake Village Board. No new additional landscaping is proposed under this site development plan.

FDP Development Criteria Requirements - This SDP is in compliance with all applicable requirements of FDP-2-A-VIII, as follows:

■ **Setback Requirements (Criteria Item 6D):**

A 30' structure setback is required from any public street right-of-way and a 25' structure setback is required from any other property line. The proposed Tennis Center building complies with the required setbacks.

■ **Permitted Land Uses (Criteria Item 7E-4):**

Open Space Lot 5 is to be used for all open space uses including the primary use as a public or private tennis facility.

■ **Height Requirement (Criteria Item 8E):**

There is no height limitation imposed on structures located within Open Space Lot 5 except in accordance with a site development plan approved by the Planning Board. The proposed building is 20 feet high.

■ **Parking Requirements (Criteria Item 9E):**

There are no parking requirements imposed on the open space land uses for this phase of Columbia except as may be required on a site development plan approved by the Planning Board. The Tennis Center presently shares parking with the Wilde Lake Swim Center in the existing parking lot located on Cross Fox Lane and with the parking lots located at the Wilde Lake Middle School per existing shared parking agreements processed under the previously approved site development plans.

■ **Lot Coverage (Criteria Item 12E):**

There is a 10% lot coverage requirement imposed for structures devoted to open space land uses within this phase of Columbia or except as shown on an SDP approved by the Planning Board. The proposed total building coverage for this site is 2 %.

SRC Action:

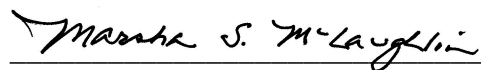
On November 20, 2007, the Subdivision Review Committee (SRC) determined that this SDP may be approved.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-08-14.

12/20/07
Date


Marsha S. McLaughlin, Director
Department of Planning and Zoning



Scale: 1"=20'

LICENSE NUMBER: _____ EXPIRATION DATE: _____

Professional Engr. No. _____

Checked By: _____ Approved: _____ **2 of 7**